

046.A

0001

0026.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

519,900 / 519,900

USE VALUE:

519,900 / 519,900

ASSESSED:

519,900 / 519,900


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
26		SHERBORN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: RESNICK PETER &	
Owner 2: ROBINSON LISA M	
Owner 3:	
Street 1: 26 SHERBORN STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: ADOMEIT HANNES J -	
Owner 2: ADOMEIT SHARON S -	
Street 1: 26 SHERBORN STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 1218 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

BUILDING PERMITS	
Date	Number
1/21/2003	37
New Wind	4,000

TAX DISTRICT	
Grantor	Legal Ref
ADOMEIT HANNES	35439-151
	5/9/2002
	Sale Price
	V
	Tst
	Verif
	Notes
	299,900
	No
	No

PAT ACCT.	
14669	

ACTIVITY INFORMATION	
Date	Result
7/12/2018	Measured
	DGM D Mann

BUILDING PERMITS	
Date	Number
1/21/2003	37
New Wind	4,000

ACTIVITY INFORMATION	
Date	Result
7/12/2018	Measured
	DGM D Mann

LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units
102	Condo

Depth / PriceUnits	Unit Type
0	Sq. Ft.

Land Type	LT Factor
Site	0

Base Value	Unit Price
0	0.

Adj	Neigh
0.00	7440

Neigh Influ	Neigh Mod
Easemen	-5

Infl 1	%

Infl 2	%

Infl 3	%

Appraised Value	Alt Class
	%

Spec Land	J Code
	Fact

Use Value	Notes

Legal Description	User Acct
	240228

GIS Ref	GIS Ref

Insp Date	Entered Lot Size
07/12/18	Total Land:

Land Unit Type:	Land Unit Type:

Parcel ID	046.A-0001-0026.0
!14669!	

PRINT	Date	Time
	12/30/21	19:26:45

LAST REV	Date	Time
	07/12/18	18:38:14

danam	ASR Map:
	Fact Dist:

Reval Dist:	Year:
	LandReason:

BldReason:	CivilDistrict:
	Ratio:

EXTERIOR INFORMATION	
Type:	99 - Condo Conv
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	2 - Clapboard 40%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	N - NONE

BATH FEATURES	
Full Bath:	1 Rating: Good
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

COMMENTS	
SCUTTLE.	

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 6	BRs: 2	Baths: 1 HB

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1925
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	10 - None %
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 10%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

MOBILE HOME

Make: Model: Serial # Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	GD	1925	28.89	T	30	102			3,600			3,600

PARCEL ID 046.A-0001-0026.0

More: N

Total Yard Items: 3,600

Total Special Features:

Total:

3,600

OTHER FEATURES

Kits:	1 Rating: Good
A Kits:	Rating:
Frl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	

Floor: 2 - 2nd Floor

% Own: 50.000000000

Name:

DEPRECIATION

Phys Cond: GD - Good

Functional:

Economic:

Special:

Override:

18. %

%

%

%

%

General:

REMODELING

RES BREAKDOWN

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	6	2	2
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
Totals	1	6	2	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
GLA	Gross Liv Ar	1,218	403.120	490,996					
Size Ad	1218 Gross Area	1218	1218 FinArea	1218					
Net Sketched Area:	1,218		Total:	490,996					

IMAGE



AssessPro Patriot Properties, Inc